

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS**

I (we) HEREBY CERTIFY THAT I AM (we are) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (we) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (our) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO PUBLIC OR PRIVATE USE AS NOTED. I (we) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. FURTHERMORE, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE 11-29-11 [Signature]  
OWNER

**CERTIFICATE OF ACCURACY AND PRECISION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE SURVEYOR OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS ESTABLISHED BY THE TENNESSEE BOARD OF SURVEYORS FOR LAND SURVEYORS. I AS SURVEYOR, HAVE REVIEWED THE MONUMENTS AND FINISHES OF THE PROPERTY SHOWN HEREIN TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

DATE 8/10/2011 [Signature]  
SURVEYOR'S SIGNATURE

**CERTIFICATE OF EXISTING FIRE HYDRANTS**

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

DATE 12-3-11 [Signature]  
COOKEVILLE FIRE CHIEF

**CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES**

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 12/5/11 [Signature]  
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL

**CERTIFICATE OF APPROVAL OF NEW WATER LINES**

I HEREBY CERTIFY THAT (1) WATER LINES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 12/5/11 [Signature]  
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

**CERTIFICATE OF APPROVAL OF POWER EASEMENTS**

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

DATE 12-7-11 [Signature]  
DIRECTOR OF COOKEVILLE ELECTRIC DEPT.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

DATE SIGNED 12-12-11 [Signature]  
DATE SIGNED 12-12-11 [Signature]  
DIRECTOR OF PLANNING  
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM**

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEM (EASEMENTS, CULVERTS, ETC) AND OTHER IMPROVEMENTS (CURBS, SIDEWALKS, ETC) AS REQUIRED BY THE COOKEVILLE PLANNING COMMISSION ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIRED SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 12/9/11 [Signature]  
DIRECTOR OF PUBLIC WORKS

**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:**

1. NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT, OR OTHER BUILDING SHALL BE ERRECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
2. NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
3. ALL DRIVEWAYS, ENTRANCES, CURB CUTS OR OTHER POINTS OF INGRESS OR EGRESS TO THE LOTS SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF COOKEVILLE OR PUTNAM COUNTY. CONTACT THE DEPARTMENT OF PUBLIC WORKS OR COUNTY ROAD SUPERINTENDENT FOR INFORMATION.
4. THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF THE DITCHES WITHIN THE RIGHTS-OF-WAY SHOWN ON THIS PLAT IS PROHIBITED WITHOUT THE APPROVAL OF THE CITY OF COOKEVILLE. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

ACCORDING TO THE FEMA FIRM # 47141C0140D  
DATED: May 16, 2007

**CHECK ONE:**

- ☒ NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA  
☐ ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA  
☐ SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

CITY OF COOKEVILLE  
MAP 53-O GRP B 11.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 58°18'27" E	35.35'

LINE	BEARING	DISTANCE
L1	S 76°41'40" E	12.87'

CITY OF COOKEVILLE  
MAP 53-O GRP B 11.00

MICHAEL BASLEY  
MAP 53-O GRP B PAR 16.00  
BOOK 321 PAGE 535

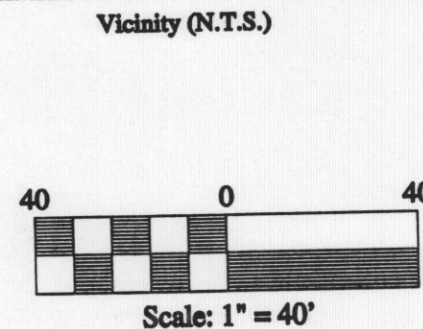
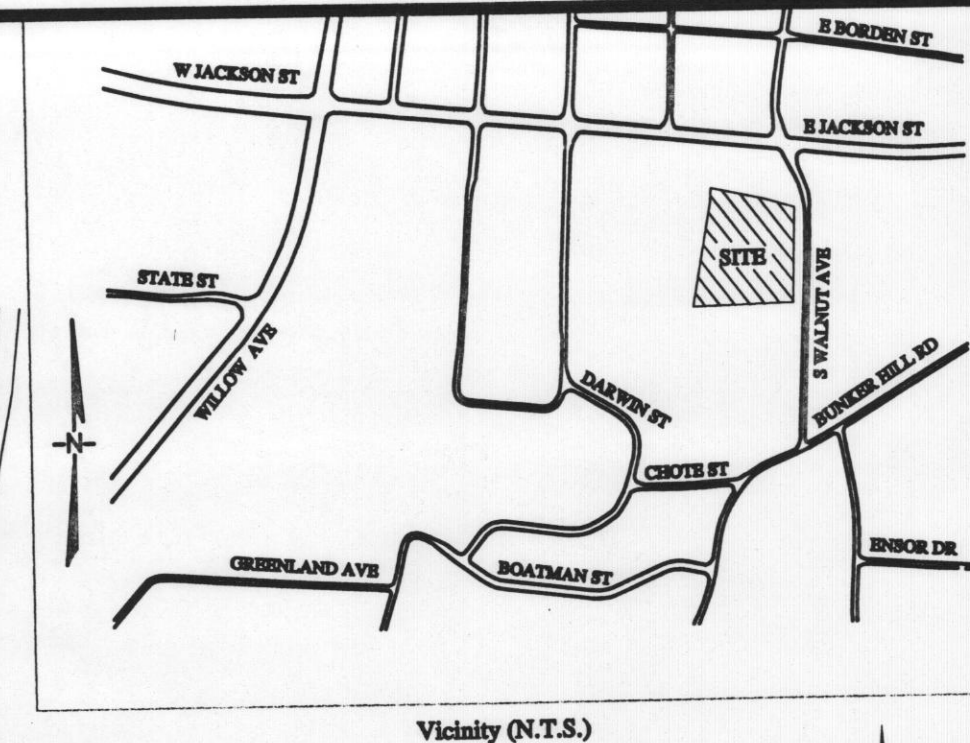
Note A: The intention of the lot line between units is along the airspace between the units. Therefore the property lines which bleed the airspace between attached units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.

Note B: All water and sewer lines are private from the master meter and sewer manholes, respectively. The location of these utilities are approximate.

Note C: The lot corners as shown hereon are paper located and have not been set in the field.

VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

DAVID NASH  
MAP 53-O GRP B PAR 19.00  
RB498 PAGE 191



Note: A portion of the plat drawn hereon was derived from a survey performed by Clinton Surveying.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Drawn by: CMV File No.: 11-159c1 revised lot 3

**Legend**

- Common Area
- Private Permanent Vehicular Access Easement and Public Utility Easement
- Public Utility Easement
- Private Detention Pond Easement
- Private Drainage Easement

FINAL PLAT FOR  
**ST. JAMES WEST - PHASE III**  
**REDIVISION OF LOT 3**  
PRESENTED TO  
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY C. GAW INC.  
ADDRESS: 640 NORTH DIXIE AVE  
COOKEVILLE TN 38501  
TELEPHONE: 526-3700

SURVEYOR: CHRISTOPHER M. VICK  
ADDRESS: 2772 Hidden Cove Road  
COOKEVILLE, TN. 38506  
TELEPHONE: 931-372-1286

ENGINEER: CLINTON ENGINEERING  
ADDRESS: 380 SO LOWE #6  
COOKEVILLE TN 38501  
TELEPHONE: 372-0427

OWNER: JERRY GAW  
ADDRESS: 640 NORTH DIXIE AVE  
COOKEVILLE TN 38501  
TELEPHONE: 526-3700

ACREAGE SUBDIVDED: 0.49 LOTS: 6 TAX MAP: 53-O "E" PARCEL NO: 7.00  
DEED BOOK REFERENCE: RB644 PAGE 536 SCALE: 1"=40'-0" DATE: 7 NOV 2011